

**COUNTY of
CUMBERLAND
VIRGINIA**

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Planning Commission

District 1
Patrick Smook

District 2
Keith Oulie

District 3
William C. Burger

District 4
David Brown

District 5
Rolland Gilliam

At Large
Parker Wheeler

At-Large
Irene Speas

**MINUTES OF THE
CUMBERLAND COUNTY PLANNING COMMISSION**
Old Clerk's Office
Cumberland, Virginia
September 19, 2005, 7:00 P.M.

Present: Bill Burger, Chairman, District 3
David Brown, District 4
Keith Oulie, District 2
Bill Osl, Board Representative
Patrick Smook, District 1
Parker Wheeler, Vice-Chairman, At-Large

Absent: Roland Gilliam, District 5
Irene Speas, At-Large

Also Present: Catherine Kahl, Planner/Zoning Administrator, Clerk of the Commission
Bill Smith, Editor, Cumberland Bulletin

Chairman Burger called the meeting to order and a quorum was established.

The first item on the agenda was acceptance of the minutes of August 15, and August 30, 2005. The Motion to accept both sets of minutes as written was made by Commissioner Wheeler and seconded by Commissioner Brown. They were unanimously approved.

There were no public comments.

The next item of business was whether or not Bill Burger was allowed by By-Laws to continue in the position of Chair of the Commission. Commissioner Burger stated that he had finished the term of another Chair, and then been reappointed two times as Chair. That was his two year limit. There was discussion around this issue and it was decided to look at the dates of appointment to determine whether or not the time limit of two years had elapsed. Commissioner Wheeler, Commissioner Oulie, Commissioner Smook, and Commissioner Brown all declined to be considered due to time constraints. Commissioner Gilliam and Commissioner Speas, who were absent, were briefly discussed as possible candidates. Bill Osl suggested that everyone rethink and revisit this issue before the next meeting. A motion to postpone the election until the October meeting was made by Commissioner Oulie, seconded by Commissioner Wheeler, and unanimously approved.

Amendments to the Communication Towers Code were discussed. It was projected that the County needed to consider both building their own antennae and towers and co-locating towers, and at camouflaging them. It was suggested that we set a date for public hearings on the issue and advertise the date to the community. It was suggested that the commissioners needed to know more about the issue and all that it involved before taking any steps to deal with or change code. It was suggested that Aaron Hickman, Director of Information Technology, come before the Commission to speak and answer questions. Commissioner Wheeler asked that his motion be

accepted to table the public hearings until after the meeting with Aaron Hickman. It was also suggested that representatives from Verizon, Dominion, and others be invited to answer questions at the October meeting. It was stated that Cumberland now has the money to build one tower. This also needs to be considered. A unanimous agreement by the Commissioners present tabled a vote on the issue until after the October meeting where it was hoped to hear representatives from the different groups deal with the questions of the Commissioners.

The next item under discussion was the issue of the recently passed 130' front setbacks to the Subdivision Ordinance. It was suggested that this needed to also be added to the Zoning Ordinance in order to be consistent. A motion to go to public hearing was made by Commissioner Wheeler to standardize all setbacks in all zones in both Subdivisions and Zoning Ordinances. It was seconded by Commissioner Oulie and unanimously passed by the Commissioners present. The 130' setback only deals with primary highways and will clarify that the setback area is from the center of the road, including the center lane of a 4 lane highway, measured from the center of the outside lane on either side of the road. It will need to be referenced with Cumberland County/VDOT code passed by the Board of Supervisors at the June 15 meeting to make sure it is consistent.

Under Old Business, discussion continued around the defining of growth areas in the County. The Planner produced maps of the Courthouse area, Cartersville and Farmville which had housing in these areas marked. These were again addressed as desired high growth areas. Water and sewer are still a dynamic in expanding and developing the areas currently in development. A Village area definition was again discussed, with no definite boundaries addressed. The Planner suggested that the Commission look at a non-conventional form of building. The Planner suggested a model of ¼ mile concentric circles of development be considered which would radiate out to parameters set in the Village area, and creation of a transect which would incorporate a buffer that lessens density. It was also suggested that a buffer for a state park be considered. The Rails to Trails area was discussed and it was suggested that there would be a need to feed the trail with stations. It was also suggested that Aaron Hickman provide an overlay map of these issues for a look at how they could be physically addressed.

The question of what rural residential should look like and what it really means was again discussed, with no definition finalized.

Commissioners Comments:

Chairman Burger: Growth in concentric circles of ¼ mile is a good approach
Commissioner Smook: Whatever model is chosen needs to encourage growth and allow development, including small businesses.

There being no other business before the Commission, a motion to adjourn was made by Commissioner Oulie and seconded by Commissioner Wheeler. The meeting was adjourned until the September 26th educational meeting on land use.

Attested:

Bill Burger, Planning Commission Chair

Date

Catherine Kahl, Clerk of the Commission

Date